

Idaho Construction Report

Volume 38, Number 9

Dr. Kelly K. Matthews—Economist

September 1991

Idaho's construction industry in September, for the sixth consecutive month, recorded strong gains in new single-family building. While the issuance of 415 single-family permits in September was similar to the average level of the past six months (431), the September percentage gain of 48 percent was by far the largest. This suggests that residential building momentum is continuing. Over the first nine months of 1991, single-family permits totaling 3,300 rose 13 percent above a strong 1990 total. During the same period, multi-family building permits fell to 558, a drop of 47 percent.

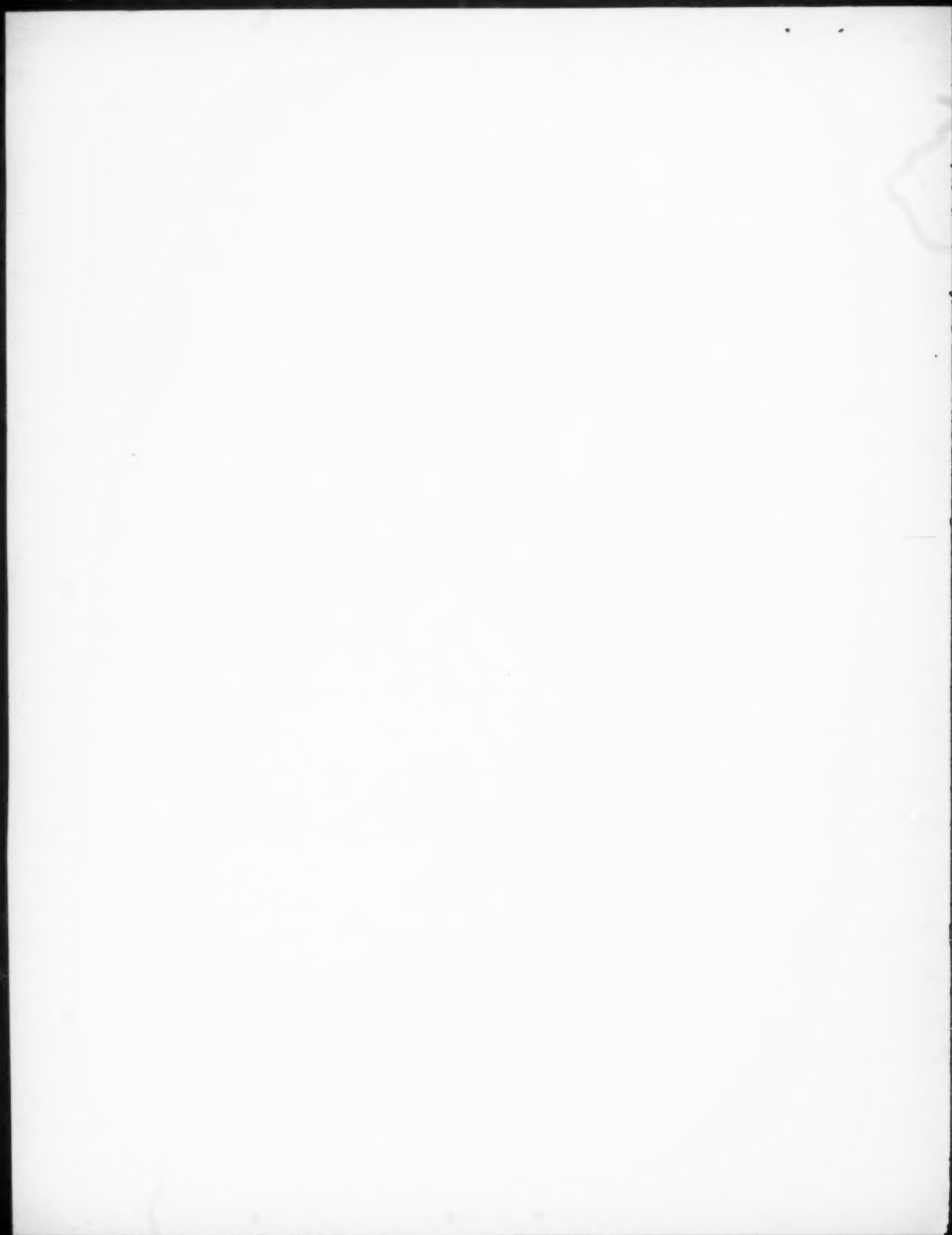
Nonresidential construction value bounced back in September, reaching \$15.6 million compared with \$6.4 million in August. Measured against last year, September's value rose 2.7 percent, the first positive monthly change since April. New commercial construction valuation in September was centered in Twin Falls City with \$5.9 million. Kootenai County and Pocatello each had \$1.2 million in new nonresidential permit valuation. Some rather dramatic changes in new commercial construction have occurred during the January - September period in the following localities: Nez Perce County, +277%; Sandpoint, -84%; Boise, -76%; Twin Falls City, +66%; and Idaho Falls, -73%.

The Boise office vacancy rate at year-end 1990 was 8.6 percent, with the downtown district in the 7.5- to 7.75-percent range. These data were analyzed by Real Estate Consulting Group, Inc., and published by BOMA. Vacancy rates in the area were much below the national average—approximately 17 percent in the fourth quarter. CB Commercial data show only Las Vegas, Sacramento and Honolulu as having downtown vacancy rates below Boise's. While this is certainly a favorable aspect of Boise's overall real estate environment, rental rates remain quite low.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in September was \$72,958,272, or 10.5 percent above September 1990. **NEW RESIDENTIAL CONSTRUCTION** for 573 new dwelling units totaled \$38,542,757, a decrease of 10.7 percent in number and an increase of 10.7 percent in value compared with a year ago. Included in September's total residential permits were 415 single-family, 52 multi-family, and 106 mobile-home permits. **NEW NON-RESIDENTIAL CONSTRUCTION** was up 2.7 percent from a year ago to \$15,623,821. In addition, September **ALTERATIONS AND REPAIRS** totaling \$18,791,694 rose 17.7 percent.

Building Permit Construction Summary

	September	% Chg	Nine Months	% Chg
Total New Dwelling Units	573	- 10.7	4,563	- 0.7
Single-Family	415	+ 48.2	3,300	+ 13.1
Multi-Family	52	- 81.4	558	- 46.6
Mobile Homes	106	+ 27.7	705	+ 11.9
Total Residential Value	\$ 38,542,757	+ 10.7	\$ 323,153,089	+ 2.3
Single-Family	36,128,544	+ 44.9	295,150,797	+ 10.1
Multi-Family	1,711,529	- 81.4	21,835,556	- 49.2
Mobile Homes	702,684	+ 5.9	6,166,734	+ 35.2
Nonresidential Value	15,623,821	+ 2.7	116,154,646	- 24.0
Alterations & Repair Value	18,791,694	+ 17.7	135,328,609	- 11.9
TOTAL CONSTRUCTION VALUE	\$ 72,958,272	+ 10.5	\$ 574,636,342	- 7.6



IDAHO CONSTRUCTION REPORT

SEPTEMBER 1991

CITY OR AREA	NEW	TOTAL	NEW	NEW	ADD, ALT	TOTAL
	DWELLING	PERMITS	RESIDENTIAL	NONRESIDENTIAL	& REPAIRS	CONSTRUCTION
Bonnets Ferry	1	7	\$56,000	\$135,000	\$31,000	\$221,000
Coeur d'Alene	27	91	1,685,194	577,839	617,369	2,880,402
Kootenai County Un	56	131	3,274,131	1,178,258	256,542	4,708,931
Craigmont	0	2	0	0	8,920	8,920
Grangeville	0	8	0	35,000	22,804	57,804
Lewiston	7	76	350,248	89,503	220,996	660,747
Nez Perce County Un	3	9	316,420	717,397	15,791	1,049,608
Moscow	8	51	453,184	0	459,548	912,732
Latah County Un	8	18	85,836	183,979	25,438	295,253
Orofino	0	21	0	0	72,800	72,800
Osburn	0	12	0	20,253	28,448	48,701
Sandpoint	10	27	316,330	75,000	83,273	474,603
St. Maries	1	9	8,500	10,163	21,687	40,350
Beneviah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	121	462	\$6,545,843	\$3,022,392	\$1,864,616	\$11,432,851
Boise City	117	1,347	\$8,424,408	\$325,000	\$11,452,009	\$20,201,417
Meridian	40	76	2,672,980	0	245,927	2,918,907
Ada County Un	57	139	4,413,399	928,188	436,898	5,778,485
Caldwell	4	11	197,268	273,000	26,228	496,496
Canyon County Un	43	72	2,670,743	877,582	74,427	3,622,752
Nampa	14	58	986,653	928,000	341,809	2,256,462
Emmett	6	47	529,056	0	242,664	771,720
Gooding			NO PERMITS ISSUED			0
Hailey	6	17	442,430	56,470	40,900	539,800
Ketchum	3	17	1,210,000	0	329,202	1,539,202
Sun Valley	1	12	400,000	0	423,500	823,500
Blaine County Un	6	13	1,811,500	12,000	201,500	2,025,000
Jerome	1	9	89,000	2,200	22,890	114,090
Mountain Home	6	20	213,654	0	40,240	253,894
Payette	1	7	3,100	23,900	11,000	38,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	14	56	878,069	5,850,806	1,733,609	8,462,484
Twin Falls County Un	9	13	389,556	18,345	20,000	427,901
Weiser	1	4	65,000	0	5,000	70,000
TOTAL SOUTHWESTERN	329	1,918	\$25,396,816	\$9,295,491	\$15,647,803	\$50,340,110
Blackfoot	1	5	\$65,000	\$177,700	\$2,500	\$245,200
Bingham County Un	14	19	468,000	336,615	34,000	838,615
Idaho Falls	23	81	1,417,950	461,650	330,313	2,209,913
Ammon	3	7	300,009	16,865	8,475	325,349
Bonneville County Un	18	39	994,434	476,170	66,905	1,537,509
Rexburg	10	10	385,413	102,000	30,065	517,478
Rigby	0	1	0	0	7,000	7,000
Jefferson County Un	8	25	377,338	284,236	23,600	685,174
Salmon	2	4	0	0	7,924	7,924
Lemhi County Un	7	17	121,049	2,500	46,300	169,849
St. Anthony	0	5	0	0	113,975	113,975
TOTAL EASTERN	86	213	\$4,129,193	\$1,857,736	\$671,057	\$6,657,986
American Falls	1	4	\$90,000	\$0	\$1,500	\$91,500
Power County Un	2	8	166,000	120,500	5,500	292,000
Burley	5	8	396,700	1,000	8,000	405,700
Chubbuck	1	6	500	0	231,869	232,369
Montpelier	1	8	57,000	0	24,950	81,950
Pocatello	17	54	1,242,713	1,234,120	211,051	2,687,884
Bannock County Un	4	9	251,192	11,000	31,336	293,528
Preston	1	4	65,000	28,466	15,600	109,066
Franklin County Un	1	1	20,000	0	0	20,000
Rupert	1	12	20,000	0	25,488	45,488
Minidoka County Un	3	13	161,800	53,116	47,074	261,990
Soda Springs	0	3	0	0	5,850	5,850
TOTAL SOUTHEASTERN	37	130	\$2,470,905	\$1,448,202	\$608,218	\$4,527,325
TOTAL 56 LOCATIONS	573	2,723	\$38,542,757	\$15,623,821	\$18,791,694	\$72,958,272

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

NINE MONTHS
CUMULATIVE 1991

CITY OR AREA	NEW		NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
	DWELLING UNITS	TOTAL PERMITS				
Bonnets Ferry	3	25	\$176,000	\$135,000	\$164,450	\$475,450
Coeur d'Alene	242	654	16,029,590	7,179,590	5,430,903	28,640,083
Kootenai County Un	378	899	24,504,401	7,999,315	2,308,966	34,812,682
Craigmont	1	8	39,900	11,000	17,920	68,820
Grangeville	1	90	88,232	154,234	558,805	801,271
Lewiston	65	782	4,658,743	2,705,585	8,274,894	15,439,222
Nez Perce County Un	20	84	1,612,319	13,076,289	542,461	15,231,069
Moscow	52	305	3,657,312	0	1,877,691	5,535,003
Latah County Un	49	112	2,127,366	256,735	422,645	2,806,746
Orofino	3	120	113,000	12,000	371,530	496,530
Osburn	0	55	0	42,066	126,647	168,713
Sandpoint	38	120	1,903,598	862,400	1,140,806	3,906,804
St. Maries	10	80	171,900	123,439	361,363	656,702
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	862	3,334	\$54,882,361	\$32,557,653	\$21,599,081	\$109,039,095
Boise City	951	11,396	\$76,130,901	\$12,540,169	\$61,555,518	\$150,226,588
Meridian	336	586	21,430,104	5,132,971	1,661,080	28,224,155
Ada County Un	433	1,094	35,486,697	3,517,990	6,039,987	45,044,674
Caldwell	31	119	1,799,525	3,805,359	1,943,434	7,548,318
Canyon County Un	300	510	18,611,167	5,645,290	2,010,977	26,267,434
Nampa	178	548	11,174,692	3,892,642	4,121,346	19,188,680
Emmett	34	302	2,852,406	566,846	1,828,164	5,247,416
Gooding	6	17	213,037	6,000	123,250	342,287
Hailey	82	210	6,475,153	1,552,505	603,265	8,630,923
Ketchum	25	110	6,842,000	2,574,000	2,820,252	12,236,252
Sun Valley	10	79	3,408,500	13,000	2,486,130	5,907,630
Blaine County Un	65	138	15,561,163	1,043,782	1,773,100	18,378,045
Jerome	3	60	184,000	32,300	181,168	397,468
Mountain Home	15	107	557,480	27,000	281,406	865,886
Payette	17	49	529,070	3,804,033	856,663	5,189,766
Shoshone	6	13	237,000	59,000	16,945	312,945
Twin Falls City	114	369	9,243,899	9,302,539	5,694,734	24,241,172
Twin Falls County Un	51	104	1,661,911	121,029	711,598	2,494,538
Weiser	2	43	95,000	260,140	154,698	509,838
TOTAL SOUTHWESTERN	2,659	15,854	\$212,493,705	\$53,896,595	\$94,863,715	\$361,254,015
Blackfoot	12	44	\$829,000	\$509,450	\$450,000	\$1,788,450
Bingham County Un	106	178	3,862,368	1,034,605	974,880	5,871,853
Idaho Falls	274	833	19,436,715	3,385,289	7,419,407	30,241,411
Ammon	18	47	1,557,562	10,935,357	339,995	12,832,914
Bonneville County Un	133	286	8,267,090	3,362,113	1,129,717	12,758,920
Rexburg	130	56	4,405,506	296,689	859,065	5,561,260
Rigby	6	26	338,800	68,900	287,400	695,100
Jefferson County Un	90	209	3,351,761	1,231,554	291,100	4,874,415
Salmon	13	54	30,000	1,000	1,014,546	1,045,546
Lemhi County Un	45	123	628,549	103,550	517,839	1,249,938
St. Anthony	2	35	85,000	0	204,325	289,325
TOTAL EASTERN	829	1,891	\$42,792,351	\$20,928,507	\$13,488,274	\$77,209,132
American Falls	11	27	\$357,000	\$113,000	\$70,500	\$540,500
Power County Un	15	35	684,500	413,500	46,000	1,144,000
Burley	9	33	625,200	464,300	241,000	1,330,500
Chubbuck	13	56	677,381	2,218,435	935,689	3,831,505
Montpelier	1	49	57,000	30,000	178,843	265,843
Pocatello	85	351	6,558,902	2,790,833	2,289,957	11,639,692
Bannock County Un	32	90	2,157,817	276,792	448,992	2,883,601
Preston	5	18	403,000	532,466	54,000	989,466
Franklin County Un	6	7	248,000	0	500	248,500
Rupert	7	36	222,942	8,360	441,626	672,928
Minidoka County Un	27	103	895,488	1,854,205	532,341	3,282,034
Soda Springs	2	37	97,440	70,000	138,091	305,531
TOTAL SOUTHEASTERN	213	892	\$12,984,670	\$8,771,891	\$5,377,539	\$27,134,100
TOTAL 56 LOCATIONS	4,563	21,971	\$323,153,087	\$116,154,646	\$135,328,609	\$574,636,342

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

SEPTEMBER 1990

CITY OR AREA	NEW DWELLING		NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
	UNITS	TOTAL PERMITS				
Bonniers Ferry	1	2	\$55,000	\$0	\$4,500	\$59,500
Coeur d'Alene	17	55	1,027,228	1,612,356	347,576	2,987,160
Kootenai County Un	30	98	1,127,629	1,138,642	251,868	2,518,139
Craigmont	0	2	0	7,000	6,850	13,850
Grangeville	1	23	65,000	911,082	82,400	1,058,482
Lewiston	7	70	427,850	97,059	311,414	836,323
Nez Perce County Un	1	11	58,560	762,964	58,897	880,421
Moscow	7	30	493,242	0	62,110	555,352
Latah County Un	4	13	95,400	14,231	51,500	161,131
Orofino	1	14	41,000	0	60,434	101,434
Osburn	4	15	200	19,669	14,491	34,360
Sandpoint	6	15	174,015	0	54,642	228,657
St. Maries	0	14	0	0	83,888	83,888
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	79	362	\$3,565,124	\$4,563,003	\$1,390,570	\$9,518,697
Boise City	334	1,124	\$15,532,329	\$1,342,874	\$6,941,527	\$23,816,730
Meridian	28	47	1,682,925	235,000	111,833	2,029,758
Ada County Un	49	120	3,551,428	755,840	351,144	4,658,412
Caldwell	8	22	465,668	17,900	128,000	611,568
Canyon County Un	14	31	646,922	44,715	117,985	809,622
Nampa	14	59	848,439	210,000	233,227	1,291,666
Emmett	2	28	153,688	0	50,972	204,660
Gooding	0	2	0	0	12,200	12,200
Hailey	11	24	612,065	194,750	128,175	934,990
Ketchum	0	11	0	1,755,000	441,800	2,196,800
Sun Valley	3	13	1,335,000	2,000	173,400	1,510,400
Blaine County Un	4	12	812,000	0	256,160	1,068,160
Jerome	1	3	1,000	0	2,000	3,000
Mountain Home	0	8	0	0	14,475	14,475
Payette	1	2	48,000	0	8,000	56,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	10	34	707,999	1,657,567	181,947	2,547,513
Twin Falls County Un	5	10	221,748	0	65,919	287,667
Weiser	1	14	40,000	0	128,076	168,076
TOTAL SOUTHWESTERN	485	1,564	\$26,659,211	\$6,215,646	\$9,346,840	\$42,221,697
Blackfoot	0	7	\$0	\$260,000	\$12,000	\$272,000
Bingham County Un	14	27	709,400	44,800	23,300	777,500
Idaho Falls	22	73	1,853,750	2,324,500	242,830	4,421,130
Ammon	0	3	0	0	8,350	8,350
Bonneville County Un	4	26	292,940	135,300	161,758	589,998
Rexburg	4	6	337,500	300,000	0	637,500
Rigby	1	4	85,000	10,500	4,000	99,500
Jefferson County Un	11	17	354,987	95,000	350	450,337
Salmon	2	6	0	0	110,500	110,500
Lemhi County Un	3	13	54,500	62,000	80,589	197,089
St. Anthony	0	3	0	150,000	5,500	155,500
TOTAL EASTERN	61	185	\$3,688,077	\$3,382,150	\$649,177	\$7,719,404
American Falls	0	1	\$0	\$0	\$1,000	\$1,000
Power County Un	0	5	0	5,200	3,600	8,800
Burley	2	9	120,000	247,800	55,000	422,800
Chubbuck	0	7	0	12,920	72,894	85,814
Montpelier			NO PERMITS ISSUED			0
Pocatello	7	36	562,000	20,000	4,219,314	4,801,314
Bannock County Un	2	4	0	80,000	14,500	94,500
Preston	0	2	0	103,000	11,000	114,000
Franklin County Un	2	2	95,000	0	0	95,000
Rupert	0	5	0	0	31,852	31,852
Minidoka County Un	4	20	128,800	589,598	165,594	883,992
Soda Springs	0	1	0	500	0	500
TOTAL SOUTHEASTERN	17	92	\$905,800	\$1,059,018	\$4,574,754	\$6,539,572
TOTAL 56 LOCATIONS	642	2,203	\$34,818,212	\$15,219,817	\$15,961,341	\$65,999,370

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IDAHO CONSTRUCTION REPORT

NINE MONTHS
CUMULATIVE 1990

CITY OR AREA	NEW		NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT REPAIRS	TOTAL CONSTRUCTION
	DWELLING UNITS	TOTAL PERMITS				
Bonnors Ferry	3	15	\$188,000	0	\$71,500	\$259,500
Coeur d'Alene	109	436	7,553,124	10,302,063	3,738,032	21,593,219
Kootenai County Un	290	704	15,983,445	5,042,150	2,816,986	23,842,581
Craigmont	0	15	0	17,500	30,505	48,005
Grangeville	37	86	1,588,292	968,961	255,772	2,813,025
Lewiston	52	791	3,735,743	1,579,837	4,162,222	9,477,802
Nez Perce County Un	13	103	968,916	3,465,838	1,030,565	5,465,319
Moscow	41	310	3,846,401	34,700	7,220,721	11,101,822
Latah County Un	39	129	1,464,240	156,566	999,320	2,620,126
Orofino	4	110	150,000	35,000	413,147	598,147
Oakburn	7	60	200	68,941	144,383	213,524
Sandpoint	128	108	3,541,059	5,500,000	569,116	9,610,175
St. Marica	2	113	83,878	336,191	540,763	960,832
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	725	2,988	\$39,103,298	\$27,513,777	\$22,059,132	\$88,676,207
Boise City	1,487	11,241	\$91,674,495	\$51,841,026	\$79,142,936	\$222,658,457
Meridian	222	384	14,213,105	2,627,596	2,268,711	19,109,412
Ada County Un	363	903	27,264,551	5,389,288	3,535,146	36,168,985
Caldwell	70	132	2,231,270	7,348,569	1,024,832	10,604,671
Canyon County Un	224	389	12,263,655	2,303,611	1,447,683	16,014,949
Nampa	120	445	6,785,560	2,340,355	3,237,444	12,356,859
Emmett	10	201	624,615	0	827,974	1,452,589
Gooding	0	20	0	172,300	181,173	353,473
Hailey	115	159	8,703,560	1,313,120	572,510	10,589,190
Ketchum	57	132	15,383,535	6,214,000	3,550,538	25,148,073
Sun Valley	59	132	17,268,000	189,000	2,065,700	19,522,700
Blaine County Un	106	165	22,839,491	606,025	2,451,960	25,897,476
Jerome	8	44	28,000	0	80,642	108,642
Mountain Home	20	126	1,001,226	40,000	520,858	1,562,084
Payette	7	27	150,000	27,100	711,349	888,449
Shoshone	0	6	0	6,700	107,000	113,700
Twin Falls City	91	345	6,544,692	5,597,515	5,761,625	17,903,832
Twin Falls County Un	77	88	1,961,646	212,467	409,126	2,583,239
Weiser	8	99	229,950	627,000	584,984	1,441,934
TOTAL SOUTHWESTERN	3,044	15,038	\$229,167,351	\$86,835,672	\$108,475,691	\$424,478,714
Blackfoot	1	49	\$114,000	\$675,700	\$390,089	\$1,179,789
Bingham County Un	94	185	3,600,450	7,341,200	1,118,921	12,060,571
Idaho Falls	280	730	21,006,950	12,469,061	4,555,376	38,031,387
Ammon	6	29	543,771	21,965	107,722	673,458
Bonneville County Un	114	272	5,580,417	2,493,025	998,723	9,072,165
Rexburg	14	39	982,700	1,439,500	185,740	2,607,940
Rigby	5	20	383,000	316,250	15,100	714,350
Jefferson County Un	89	203	3,174,057	4,376,051	1,148,450	8,698,558
Salmon	10	50	212,600	21,500	329,214	563,314
Lemhi County Un	33	98	1,209,002	183,076	350,198	1,742,276
St. Anthony	1	14	10,000	150,000	47,100	207,100
TOTAL EASTERN	647	1,089	\$36,816,947	\$29,487,328	\$9,246,633	\$75,550,908
American Falls	5	39	\$203,000	\$131,600	\$868,580	\$1,203,180
Power County Un	7	32	522,800	748,900	21,100	1,292,800
Burley	11	48	1,003,454	557,200	135,200	1,695,854
Chubbuck	10	41	612,390	44,920	306,234	963,544
Montpelier	0	35	0	32,600	15,502	48,102
Pocatello	68	366	4,899,327	2,214,498	10,602,058	17,715,883
Bannock County Un	20	58	1,037,910	223,000	504,833	1,765,743
Preston	7	21	749,596	1,484,540	42,500	2,276,636
Franklin County Un	6	7	285,000	0	10,000	295,000
Rupert	4	73	82,380	569,863	496,628	1,148,871
Minidoka County Un	37	121	980,376	2,948,368	711,452	4,640,196
Soda Springs	5	30	285,020	31,960	71,483	388,463
TOTAL SOUTHEASTERN	180	871	\$10,661,253	\$8,987,449	\$13,785,570	\$33,434,272
TOTAL 56 LOCATIONS	4,596	20,586	\$315,748,849	\$152,824,226	\$153,567,026	\$622,140,101

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS						SEPTEMBER 1991	
CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION	
Bonnors Ferry	1	\$56,000	0	\$0	0	\$0	
Coeur d'Alene	24	1,549,994	3	135,200	0	0	
Kootenai County Un	32	3,126,997	2	147,134	22	0	
Craigmont			NO NEW RESIDENTIAL				
Grangeville			NO NEW RESIDENTIAL				
Lewiston	4	246,799	0	0	3	103,449	
Nez Perce Co Un	3	316,420	0	0	0	0	
Moscow	4	336,184	4	117,000	0	0	
Latah County Un	1	85,836	0	0	7	0	
Orofino			NO NEW RESIDENTIAL				
Osburn			NO NEW RESIDENTIAL				
Sandpoint	3	312,930	0	0	7	3,400	
St. Maries	0	0	0	0	1	8,500	
Benewah County Un			PERMIT NOT RECEIVED				
TOTAL NORTHERN	72	\$6,031,160	0	\$399,334	40	\$115,349	
Boise City	93	\$7,798,998	24	\$625,410	0	\$0	
Meridian	35	2,586,480	0	0	5	86,500	
Ada County Un	45	4,409,099	0	0	12	4,300	
Caldwell	4	197,268	0	0	0	0	
Canyon County Un	30	2,439,543	0	0	13	231,200	
Nampa	12	851,383	2	135,270	0	0	
Emmett	6	529,056	0	0	0	0	
Gooding			NO NEW RESIDENTIAL				
Hailey	4	332,010	2	110,420	0	0	
Ketchum	3	1,210,000	0	0	0	0	
Sun Valley	1	400,000	0	0	0	0	
Blaine County Un	6	1,811,500	0	0	0	0	
Jerome	1	89,000	0	0	0	0	
Mountain Home	4	213,654	0	0	2	0	
Payette	0	0	0	0	1	3,100	
Shoshone			NO NEW RESIDENTIAL				
Twin Falls City	9	711,714	4	165,595	1	760	
Twin Falls County Un	5	389,556	0	0	4	0	
Weiser	1	65,000	0	0	0	0	
TOTAL SOUTHWESTERN	259	\$24,034,261	32	\$1,036,695	38	\$325,860	
Blackfoot	1	\$65,000	0	\$0	0	\$0	
Bingham County Un	5	388,000	0	0	9	80,000	
Idaho Falls	19	1,388,950	0	0	4	29,000	
Ammon	3	300,009	0	0	0	0	
Bonneville County Un	13	860,534	2	100,000	3	33,900	
Rexburg	1	209,913	9	175,500	0	0	
Rigny			NO NEW RESIDENTIAL				
Jefferson County Un	4	279,263	0	0	4	98,075	
Salmon	0	0	0	0	2	0	
Lemhi County Un	3	121,049	0	0	4	0	
St. Anthony			NO NEW RESIDENTIAL				
TOTAL EASTERN	49	\$3,612,718	11	\$275,500	26	\$240,975	
American Falls	1	\$90,000	0	\$0	0	\$0	
Power County Un	2	166,000	0	0	0	0	
Burley	5	396,700	0	0	0	0	
Chubbuck	0	0	0	0	1	500	
Montpelier	1	57,000	0	0	0	0	
Pocatello	17	1,242,713	0	0	0	0	
Bannock County Un	4	251,192	0	0	0	0	
Preston	1	65,000	0	0	0	0	
Franklin County Un	1	20,000	0	0	0	0	
Rupert	0	0	0	0	1	20,000	
Minidoka County Un	3	161,800	0	0	0	0	
Soda Springs			NO NEW RESIDENTIAL				
TOTAL SOUTHEASTERN	35	\$2,450,405	0	\$0	2	\$20,500	
TOTAL 56 LOCATIONS	415	\$36,128,544	52	\$1,711,529	106	\$702,684	

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS					NINE MONTHS 1991	
CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonnets Ferry	3	\$176,000	0	\$0	0	\$0
Coeur d'Alene	169	12,769,044	73	3,260,546	0	0
Kootenai County Un	240	23,782,630	10	721,771	128	0
Craigmont	0	0	0	0	1	39,900
Grangeville	1	88,232	0	0	0	0
Lewiston	47	3,723,881	5	286,301	13	448,561
Nez Perce Co Un	18	1,586,391	2	25,928	0	0
Moscow	36	3,165,355	16	491,957	0	0
Latah County Un	22	2,127,366	0	0	27	0
Orofino	2	113,000	0	0	1	0
Osburn	0	0	0	0	0	0
Sandpoint	24	1,873,148	2	25,000	12	5,450
St. Maries	0	0	0	0	10	171,900
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	562	\$49,405,047	108	\$4,811,503	192	\$665,811
Boise City	749	\$69,595,745	202	\$6,535,156	0	\$0
Meridian	298	20,668,136	6	274,367	32	487,601
Ada County Un	360	35,458,177	0	0	73	28,520
Caldwell	30	1,799,525	0	0	1	0
Canyon County Un	214	17,439,890	0	0	86	1,171,277
Nampa	144	10,050,618	22	1,120,274	12	3,800
Emmett	34	2,852,406	0	0	0	0
Gooding	2	136,037	2	71,000	2	6,000
Hailey	50	4,567,953	32	1,907,200	0	0
Ketchum	15	5,787,000	10	1,055,000	0	0
Sun Valley	10	3,408,500	0	0	0	0
Blaine County Un	65	15,561,163	0	0	0	0
Jerome	2	177,000	0	0	1	7,000
Mountain Home	11	557,480	0	0	4	0
Payette	7	335,470	8	180,500	2	13,100
Shoshone	2	57,000	0	0	4	180,000
Twin Falls City	90	8,250,847	16	986,757	8	6,295
Twin Falls County Un	24	1,661,911	0	0	27	0
Weiser	1	65,000	0	0	1	30,000
TOTAL SOUTHWESTERN	2,108	\$198,429,858	298	\$12,130,254	253	\$1,933,593
Blackfoot	12	\$829,000	0	\$0	0	\$0
Bingham County Un	47	2,991,768	0	0	59	870,600
Idaho Falls	235	17,966,910	27	1,369,000	12	100,805
Ammon	18	1,557,562	0	0	0	0
Bonneville County Un	88	7,385,499	2	100,000	43	781,591
Rexburg	7	980,707	123	3,424,799	0	0
Rigby	4	333,000	0	0	2	5,800
Jefferson County Un	34	2,465,227	0	0	56	886,534
Salmon	1	30,000	0	0	12	0
Lemhi County Un	20	627,049	0	0	25	1,500
St. Anthony	0	0	0	0	2	85,000
TOTAL EASTERN	466	\$35,166,722	152	\$4,893,799	211	\$2,731,830
American Falls	3	\$238,000	0	\$0	8	\$119,000
Power County Un	5	469,000	0	0	10	215,500
Burley	9	625,200	0	0	0	0
Chubbuck	9	665,581	0	0	4	11,800
Montpelier	1	57,000	0	0	0	0
Pocatello	85	6,558,902	0	0	0	0
Bannock County Un	27	2,009,417	0	0	5	148,400
Fresno	5	403,000	0	0	0	0
Franklin County Un	6	248,000	0	0	0	0
Rupert	2	129,942	0	0	5	93,000
Minidoka County Un	10	647,688	0	0	17	247,800
Soda Springs	2	97,440	0	0	0	0
TOTAL SOUTHEASTERN	164	\$12,149,170	0	\$0	49	\$835,500
TOTAL 56 LOCATIONS	3,300	\$295,150,797	558	\$21,835,556	705	\$6,166,734

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

SEPTEMBER 1990

CITY OR AREA	# SINGLE-FAMILY	SINGLE-FAMILY	# MULTI-FAMILY	MULTI-FAMILY	# MOBILE HOME	MOBILE HOME
	DWL UNITS	VALUATION	DWL UNITS	VALUATION	DWL UNITS	VALUATION
Bonnets Ferry	1	\$55,000	0	\$0	0	\$0
Coeur d'Alene	9	\$28,940	8	198,288	0	0
Kootenai County Un	16	1,127,629	0	0	14	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville	1	65,000	0	0	0	0
Lewiston	4	367,850	0	0	3	60,000
Nez Perce Co Un	1	58,560	0	0	0	0
Moscow	3	339,578	4	153,664	0	0
Latah County Un	1	80,000	0	0	3	15,400
Orofino	1	41,000	0	0	0	0
Osburn	0	0	0	0	4	200
Sandpoint	4	159,015	1	15,000	1	0
St. Marice			NO NEW RESIDENTIAL			
Benewah County Un			REPORT NOT RECEIVED			
TOTAL NORTHERN	41	\$3,122,572	13	\$366,952	25	\$75,600
Boise City	80	\$7,370,521	254	\$8,161,808	0	\$0
Meridian	22	1,631,425	0	0	6	51,500
Ada County Un	36	3,547,528	0	0	13	3,900
Caldwell	8	465,668	0	0	0	0
Canyon County Un	9	606,022	0	0	5	40,900
Nampa	11	700,163	2	148,276	1	0
Emmett	2	153,688	0	0	0	0
Gooding			NO NEW RESIDENTIAL			
Hailey	3	188,575	8	423,490	0	0
Ketchum			NO NEW RESIDENTIAL			
Sun Valley	3	1,335,000	0	0	0	0
Blaine County Un	4	812,000	0	0	0	0
Jerome	0	0	0	0	1	1,000
Mountain Home			NO NEW RESIDENTIAL			
Payette	1	48,000	0	0	0	0
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	8	706,595	0	0	2	1,404
Twin Falls County Un	2	221,748	0	0	3	0
Weiser	0	0	0	0	1	40,000
TOTAL SOUTHWESTERN	189	\$17,786,933	264	\$8,733,574	32	\$138,704
Blackfoot			NO NEW RESIDENTIAL			
Bingham County Un	5	550,500	0	0	9	158,900
Idaho Falls	22	1,853,750	0	0	0	0
Ammon			NO NEW RESIDENTIAL			
Bonneville County Un	4	292,940	0	0	0	0
Rexburg	4	337,500	0	0	0	0
Rigby	1	85,000	0	0	0	0
Jefferson County Un	3	195,000	0	0	8	159,987
Salmon	0	0	0	0	2	0
Lemhi County Un	2	53,000	0	0	1	1,500
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	41	\$3,367,690	0	\$0	20	\$320,387
American Falls			NO NEW RESIDENTIAL			
Power County Un			NO NEW RESIDENTIAL			
Burley	0	0	2	120,000	0	0
Chubbuck			NO NEW RESIDENTIAL			
Montpelier			NO NEW RESIDENTIAL			
Pocatello	7	562,000	0	0	0	0
Bannock County Un	0	0	0	0	2	0
Preston			NO NEW RESIDENTIAL			
Franklin County Un	2	95,000	0	0	0	0
Rupert			NO NEW RESIDENTIAL			
Minidoka County Un	0	0	0	0	4	128,800
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	9	\$657,000	2	\$120,000	6	\$128,800
TOTAL 56 LOCATIONS	280	\$24,934,195	279	\$9,220,526	83	\$663,491

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

NINE MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY	SINGLE-FAMILY	# MULTI-FAMILY	MULTI-FAMILY	# MOBILE HOME	MOBILE HOME
	DWL UNITS	VALUATION	DWL UNITS	VALUATION	DWL UNITS	VALUATION
Bonniers Ferry	3	\$188,000	0	\$0	0	\$0
Coeur d'Alene	94	6,952,139	15	600,985	0	0
Kootenai County Un	187	15,420,472	12	562,973	91	0
Craigmont	0	0	0	0	0	0
Grangeville	5	364,960	32	1,223,332	0	0
Lewiston	38	3,185,824	5	330,732	9	219,187
Nez Perce Co Un	13	968,916	0	0	0	0
Moscow	33	3,410,457	8	435,944	0	0
Latah County Un	16	1,446,340	0	0	19	17,900
Orofino	2	118,000	0	0	2	32,000
Osburn	0	0	0	0	7	200
Sandpoint	23	1,494,801	97	2,044,258	8	2,000
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	415	\$33,627,787	169	\$5,198,224	137	\$277,287
Boise City	820	\$71,942,377	667	\$19,732,118	0	\$0
Meridian	175	13,587,882	6	157,248	41	467,975
Ada County Un	304	27,246,551	0	0	59	18,000
Caldwell	31	1,645,986	34	585,284	5	0
Canyon County Un	140	11,415,179	0	0	84	848,476
Nampa	104	6,457,089	6	321,971	10	6,500
Emmett	10	624,615	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	75	6,920,635	40	1,782,925	0	0
Ketchum	30	9,002,535	27	6,381,000	0	0
Sun Valley	36	12,358,000	23	4,910,000	0	0
Blaine County Un	106	22,839,491	0	0	0	0
Jerome	0	0	0	0	8	28,000
Mountain Home	19	1,001,226	0	0	1	0
Payette	1	48,000	2	30,000	4	72,000
Shoshone	0	0	0	0	0	0
Twin Falls City	73	6,052,177	8	483,917	10	8,598
Twin Falls County Un	24	1,961,646	0	0	53	0
Weiser	1	71,950	0	0	7	158,000
TOTAL SOUTHWESTERN	1,949	\$193,175,339	813	\$34,384,463	282	\$1,607,549
Blackfoot	0	\$0	1	\$114,000	0	\$0
Bingham County Un	38	2,661,500	0	0	56	938,950
Baho Falls	224	17,918,790	52	2,991,900	4	96,260
Ammon	6	543,771	0	0	0	0
Bonneville County Un	80	5,235,133	0	0	34	345,284
Rexburg	14	982,700	0	0	0	0
Rigby	5	383,000	0	0	0	0
Jefferson County Un	29	2,461,000	0	0	60	713,057
Salmon	1	113,800	4	98,800	5	0
Lemhi County Un	24	1,186,812	0	0	9	22,190
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	421	\$31,486,506	57	\$3,204,700	169	\$2,125,741
American Falls	2	\$176,000	0	\$0	3	\$27,000
Power County Un	4	486,000	0	0	3	36,800
Burley	9	883,454	2	120,000	0	0
Chubbuck	10	612,390	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	68	4,899,327	0	0	0	0
Bannock County Un	14	999,169	0	0	6	38,741
Freston	7	749,596	0	0	0	0
Franklin County Un	6	285,000	0	0	0	0
Rupert	1	55,880	0	0	3	26,500
Minidoka County Un	7	462,406	3	96,000	27	421,970
Soda Springs	5	285,020	0	0	0	0
TOTAL SOUTHEASTERN	133	\$9,894,242	5	\$216,000	42	\$551,011
TOTAL 56 LOCATIONS	2,918	\$268,183,874	1,044	\$43,003,387	630	\$4,561,588

*Compiled by First Security Bank of Idaho, N.A.